

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई विकास नियंत्रण नियमावलीमध्ये जोखीम
आधारित (Risk based) इमारत परवानगी मंजूरीच्या
प्रक्रियेबाबत तरतूदी अंतर्भूत करणेसाठी कलम ३७(१अे)
अन्वये प्रस्तावित फेरबदल.....

महाराष्ट्र शासन

नगर विकास विभाग

क्रमांक :- टिपीबी ४३१७ / १०९/प्र.क्र.१४ / २०१७/नवि-११

मंत्रालय, मुंबई : ४०० ०२१,

दिनांक - २२ मार्च, २०१७

शासन निर्णय : सोबतची सूचना शासनाच्या असाधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(श्रीरंग दि. लांडगे)

सह सचिव, महाराष्ट्र शासन.

प्रत,

मा. मुख्यमंत्री महोदयांचे सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महानगरपालिका
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (३) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (४) उप संचालक, नगर रचना, बृहन्मुंबई.
- (५) २/- सदर सूचना शासनाच्या दिनांक १३.९.२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालीलप्रमाणे जाहिरात म्हणून प्रसिध्द करुन घेणेबाबत सत्वर कार्यवाही करावी.

१)	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई-३२.
२)	जाहिरात कोणत्या दिनांकास द्यावयाची आहे	तात्काळ
३)	प्रसिध्दीचे स्वरूप	स्थानिक
४)	कोणत्या जिल्हयामध्ये	बृहन्मुंबई महागनरपालिका क्षेत्रामध्ये
५)	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात
६)	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात
७)	किती वेळा	एकदा

८) जाहिरात खर्चाचे देयक कोणत्या अधिका- याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	आयुक्त, बृहन्मुंबई महानगरपालिका
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- (६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)
- (७) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग(त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी).
- (८) निवड नस्ती (नवि-११)

**Maharashtra Regional & Town
Planning Act, 1966.**

Proposed modification to incorporate provision in Development Control Regulations of Greater Mumbai in respect of Risk based building permission procedure under Section 37(1AA) of the Act

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumabi 400 032.**

Dated :- 22nd March, 2017.

NOTICE

No. TPB 4317/109 /CR-14/2017/UD-11 :-

Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by the Government in the Urban Development Department, under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. DCR 1090/RDP/UD-11, dated the 20th February, 1991 so as to come into force with effect from the 25th March, 1991;

And whereas, in order to improve the India's rank at world level, the Department of Industrial Promotion & Policy (DIPP), GOI & World Bank are insisting for introducing the 'Risk Based Building Proposal approval process for granting the Construction permit for ease of Doing Business in Real Estate Sector ;

And whereas, the Municipal Commissioner vide letter dated 23rd January 2017 has requested for inclusion of new provision in respect of Risk based building permission approval procedure in the said Regulations and also proposed to authorize the Architect/ License Surveyor to grant the building approval in certain cases based on risks on account of different parameters ;

And whereas, the Government in the Urban Development Department is of opinion that to reduce number of procedure and time period in building permission procedure, the Architect/ License Surveyor should be empowered to grant provisional approval;



And whereas, Government in the Urban Development Department vide order of even No. dated 2nd March 2017, has issued directives under Section 154 of the said Act that, a new provisions in respect of Risk based building permission procedure, which has been submitted by the Municipal Commissioner vide letter dated 23rd January 2017 shall come into force forthwith from the date of order ;

And whereas, the Government also felt in the public interest that it is necessary to urgently carry out suitable modification to the said Regulation in this regard, as specifically described in the Schedule appended hereto (hereinafter referred to as "the proposed modification");

Now therefore, after considering the above facts and circumstances and in exercise of the powers conferred by sub-section (1AA) of Section 37 of the said Act, and all other powers enabling it in this behalf, the Government hereby publishes a Notice for inviting suggestions and objections from any person with respect to proposed modification, as required by clause (a) of sub-section (1AA) of the Section 37 of the said Act, within a period of one month from the date of publication of this Notice in the Maharashtra Government Gazette.

Any objections/ suggestions in respect of the proposed modification may be forwarded before the expiry of one month from the date of publication of this Notice in the Maharashtra Government Gazette, to the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001. Any objection or suggestion, which may be received by the Deputy Director of Town Planning, Greater Mumbai within the said period shall be dealt with in accordance with the provisions of the said sub-section (1AA) of Section 37 of the said Act and pending sanction to the proposed modifications under clause (c) of Section 37(1AA) of the said Act by the Government, the directives issued under 154 of the said Act, vide order dated 2nd March 2017, shall remain in force.

This Notice shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in

**By order and in the name of the Governor of
Maharashtra,**




(K.D.Girolla)

Under Secretary to Government.

SCHEDULE

(Accompaniment to Notice No. No. TPB 4317/109 /CR-14 /2017 /UD-11 dated 22nd March 2017.)

A new Regulation is proposed to be inserted as follows:-

Risk based building permission procedure

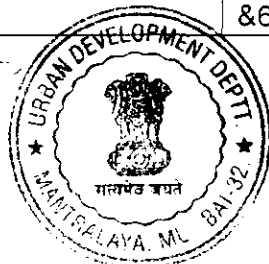
ANNEXURE- I

Approvals of Building / structure, based on Risk Based categorization for Fast Tracking Approval.

1. **LOW RISK BASED APPROVAL** :- Risk Based Building proposal approval for proposed Residential, commercial, industrial buildings/structures on vacant land, as per risk based classification matrix given in Table – A, below:-

TABLE- A

Sr. No.	Parameters/ Category.	Low Risk	Moderate Risk
1	Plot status	Vacant	Vacant
2	Type of structure/building	Ground storied	Ground & one(1) storied
3	Height of proposed Building/Structure -mts.		
a	Residential	2.75 mts. To 3.90 mts.(Single Building)	Above 3.90 mts and up to 7.80 mts.(Single building)
b	Commercial, Non-residential	3.00 mts. to 3.90 mts.(Single Building)	Above 3.90 mts and up to 7.80 mts.(Single building)
c	Industrial	3.60 mts.to 4.20 mts.(Single Building)	Above 4.20 mts and up to 8.40 mts.(Single building)
4	Total Built Up Area(Counted in FSI)	Up to 500.00 sqmt.	More than 500.00sqmt up to 1000.00 sqmt.
5	Front open spaces	4.50 mts	4.50 mts.
6	Side open spaces	1/3 rd of building height, with minimum of 3.60 mts for residential building, 4.50 mts for commercial building .The minimum open space shall be 4.50 mts & 6.00 mts in city and	1/3 rd of building height, with minimum of 3.60 mts for residential building, 4.50 mts for commercial building The minimum open space shall be 4.50 mts & 6.00 mts in city and elsewhere, respectively.



		elsewhere respectively.	
7	Basement.	Without Basement. No podium	Without Basement. No podium
8	Parking adequacy	Adequate.	Adequate.
9	Tree cutting.	Not permitted.	Not permitted
10	Tree replantation.	Not permitted	Not permitted
11	Reservations on plot.	Shall not be under any reservation	Shall not be under any reservation.
12	Type of structure	RCC. Steel frame structure for Industrial building/structure may be considered	RCC. Steel frame structure for Industrial building/structure may be considered
13	Civil Aviation Height permissibility.	As per CCZM plan.	As per CCZM plan.
14	Heritage Structure / Heritage precinct.	Shall not be Heritage structure or in precinct.	Shall not be Heritage structure or in precinct.
15	Experience Criteria for Architect /L.S. for granting Building Completion Certificate cum Occupation Completion Certificate.	Architect registered with Council of Architect /L.S. registered with MCGM	Architect registered with Council of Architects/L.S. registered with MCGM & have obtained at least 10 Occupation Completion Certificate/ Building Completion Certificate or both
15	Prohibited, restricted, buffer zones/ regulations	Shall not be affected by any buffer zone/Restricted Zones.	

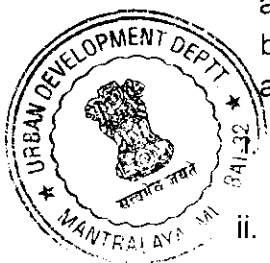
Note : - plans shall be in consonance with provisions of Development Control Regulations.

2. Procedure

Architect/ License Surveyor (L.S.) (Architect registered with Council of Architecture & License Surveyor registered with MCGM) are empowered to grant provisional approval with conditions to the building proposal plans for Residential building/structure as categorised as **Low Risk & Moderate Risk** in Table –A given above, subject to the following,

The proposal shall be on vacant plot only and shall not affect by any buffer zone/s such as MMRDA, MRDA, Railways, Defense, CRZ, etc.

ii. The proposal shall comprised of Notice u/s 337/342 of MMC Act, 1888 & application u/s 44/69 of MR&TP Act, 1966 , in format prescribed by Municipal Commissioner, along with documents, undertakings required for the proposal as per regulation & prepared by Municipal Commissioner, time to time. All the documents shall be signed by the Architect /L.S. confirming with the original documents. (Annexure-I)



Handwritten signature or initials.

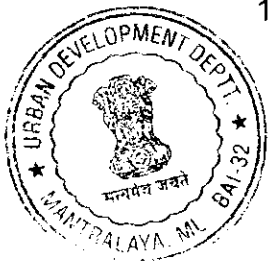
- iii. The work shall be supervised by the Architect/L.S. and ensure that the same is carried out as per the approval.
- iv. Confirmation of ownership of premises / land in the name of applicant.
- v. The building proposal for the proposed building shall be as per the provisions of Development Control Regulation.
- vi. The Building proposal approval shall be given directly in the form of Commencement certificate for entire proposed work at once as mentioned in clause xvii
- vii. Architect/L.S. shall check the plinth of the approved building/structure and submit the certificate to that effect to the commissioner, before starting the super structure work of the building/structure.
- viii. Architect/L.S. shall issue the provisional approved plans & approval letters with digital signature.
- ix. The approval of building proposal will be inclusive of all type of approvals, such as, amended plan approval, commencement certificate, Building Completion certificate cum occupation certificate, for proposed building/structure, after completion of work in all respect, as per the criteria specified in Table-A above.
- x. Architect/L.S. appointed for the proposal shall submit the periodic site progress & inspection report to the MCGM as desired by the Commissioner, time to time.
- xi. On completion of work Architect/L.S. shall submit the Building completion certificate to the MCGM for the proposed building/structure. Thereafter, Architect/L.S., shall issue the BCC cum Occupation certificate, as required as per the provision of Acts, to the proposed building/structure.
- xii. Architect/L.S. shall submit site inspection report along with photographs/video clips, at stages, viz :- While submitting the building proposal, after completion of plinth work, first floor level, second floor/terrace floor level and finally at the time of submitting Building completion certificate.
- xiii. It will be the responsibility of Architect/L.S., site Supervisor & structural Engineer appointed for the proposed development, jointly or severally to ensure that the work is carried out as per the approval only, any deviation required during the construction shall be approved by Architect/L.S. before execution only.
- xiv. The remarks, completion, design required for the internal infrastructure facilities such as ,Storm water ,drain, Plumbing, Mechanical & electrical facilities,STP, Parking mauverability,etc. within the plot shall be certified by the qualified consultants appointed by the applicant.
- xv. The proposal shall be essentially process though online building proposal approval system only.
- xvi. All documents shall be digitally certified by Architect /L.S.
- xvii. The junior most Officer at ward level, authorized by Municipal Commissioner Shall grant formal approval and commencement certificate under Section 45 of Maharashtra Regional and Town Planning Act, 1966, within 10 days.



ANNEXURE-II

➤ Documents required to be submitted along with proposals.


- 1) Notice u/s 337/342 of MMC Act, 1888 in prescribed format & application u/s 44/69 of MR&TP Act, 1966 along with complete set of plans (15 sets or as required in) as prescribed in the regulation 5(2) of DCR-1991, indicating therein the prominent roads, landmarks in the neighborhood near the site under reference on the location plan as well as block plan.
- 2) Form of supervision by Architect. / Licensed Surveyor (L.S.)/structural Engineer / Site Supervisor in the prescribed proforma.
- 3) ULC Clearance if necessary.
- 4) Property Register Card in words and in the name of applicant , issued along with City Survey Plan/True Extract.
- 5) Triangulation calculation for area of the plot, & Architect/L.S.'s certificate for area of the plot as prescribed in regulation 5(3 (ii) (c) of DCR-1991.
- 6) Owner/applicants' affidavit for area of the plot.
- 7) Certified copy of General Body Resolution of Society wherever applicable or as the conditions may be.
- 8) In case of GOVT. / MCGM land, NOC from Collector/Concern Authority of Govt. /Estate dept. of MCGM.
- 9) Survey Remarks & or B form from T.P.
- 10) In case plot is to be developed by deriving a "Right of Way", a registered agreement from the concerned owner.
- 11) Copy of approved layout /sub-division/amalgamation along with terms & conditions.
- 12) In case of no cutting of trees, Self-certification by Consultants & Developer for the same along with plan showing the details of tree on plot duly certified by both Architect/L.S. & Developer.
- 13) Formation level of Roads from E.E.(Roads.) dept.
- 14) Invert level of nearby Manhole from E.E. (Sewerage Operation) dept.
- 15) Invert level remarks from E.E. (S.W.D.) dept. /Survey Remarks.
- 16) Nalla Remarks from E.E. (S.W.D.) Dept., wherever required.
- 17) Digitally signed, appointment and acceptance of all consultants appointed by developer, such as,
 - a) Structural Engineer.
 - b) Site Supervisor.
 - c) Licensed Plumber (SWD, Water, SP).
 - d) Public Health Consultant (Rain Water Harvesting/PCO/SWM).
 - e) Mech. & Elect. Consultant.
 - f) Road Construction.
 - g) Fire Safety.
 - h) Traffic/parking.
 - i) Horticulturist.



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- 18) Digitally signed, Remarks, design, planning, etc. from the respective consultant for the following.
- Third party certification parking arrangement and maneuverability.
 - Internal SWD.
 - Internal Water works and Rain water Harvesting.
 - Internal Drainage Works.
 - Internal Mechanical & Electrical.
 - Structural design & plan showing the structural details for the proposed building.
 - Detail Plan & Design for Sewerage Treatment Plant from consultant, wherever required.
 - Internal Road.
 - Horticulture
 - Solid Waste Management Plan.
- 19) Registered comprehensive undertaking/declaration from the developer agreeing to the Terms & Conditions of the approval
- 20) Copies of plan showing Demarcation for Regular /sanctioned/proposed lines and reservations through A.E.(Survey) jointly with DILR.
- 21) Identification proforma with PAN Card of Applicant, all consultants, Architects/L.S.




(Kishor D. Girola)
Under Secretary to Government.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई विकास नियंत्रण नियमावलीमध्ये जोखीम आधारित
(Risk based) इमारत परवानगी मंजूरीच्या प्रक्रियेबाबत तरतूदी
अंतर्भूत करणेसाठी कलम ३७(१अ) अन्वये प्रस्तावित फेरबदल

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई ४०००३२
दिनांक - २२ मार्च २०१७
सूचना

क्रमांक :- टिपीबी ४३१७/१०९ /प्र.क्र. १४/२०१७/ नवि-११

ज्याअर्थी, बृहन्मुंबई क्षेत्राची विकास नियंत्रण नियमावली (यापुढे ज्याचा उल्लेख "उक्त विनियम" असा करण्यात आला आहे.), शासन नगर विकास विभागाकडील अधिसूचना क्र. डिसीआर / १०९०/आरडीपी/ नवि-११, दि. २० फेब्रुवारी १९९१ अन्वये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) च्या कलम ३१(१) खालील तरतूदीनुसार मंजूर झालेली असून दि. २५.३.१९९१ पासून अंमलात आलेली आहे;

आणि ज्याअर्थी, जागतिक स्तरावर भारताचा दर्जा उंचाविणेसाठी जागतिक बँक तसेच केंद्र शासनाच्या औद्योगिक धोरण आणि संवर्धन विभागाकडून (Department of Industrial Policy & Promotion) बांधकाम परवाने देण्यासंदर्भात इमारत परवानगी मंजूरी प्रक्रिया सुलभतेने (Ease of Doing business) व जलदगतीने होण्यासाठी जोखीम आधारित (Risk based) इमारत परवानगी मंजूरी प्रक्रिया अनुसरावी असा आग्रह धरणेत येत आहे ;

आणि ज्याअर्थी, आयुक्त, बृहन्मुंबई महानगरपालिका यांनी दिनांक २३.१.२०१७ रोजीच्या पत्रान्वये जोखीम आधारित (Risk based) इमारत परवानगी मंजूरी प्रक्रियेबाबतची नवीन तरतूद उक्त विनियमामध्ये अंतर्भूत करावी आणि परवानाधारक वास्तूविशारद /सर्वेक्षक यांना इमारत परवाने मंजूरी देणेसाठी प्राधिकृत करावे असे प्रस्तावित केलेले आहे ;

आणि ज्याअर्थी, शासन नगरविकास विभागाचे असे मत झालेले आहे की, इमारत मंजूरीच्या टप्प्यामधील अनेक प्रक्रिया तसेच त्यास लागणारा कालावधी कमी करावा आणि त्याकरिता विविध प्रकारच्या घटकांच्या आधारे निश्चित होणा-या जोखीम असलेल्या विवक्षित प्रकरणात परवानाधारक/वास्तूविशारद यांना सशर्त मंजूरीचे अधिकार द्यावेत ;



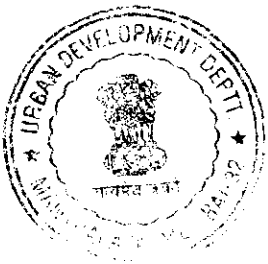
आणि ज्याअर्थी, शासन नगरविकास विभागाने समक्रमांकाच्या दिनांक २ मार्च २०१७ रोजीचे आदेशान्वये उक्त अधिनियमाच्या कलम १५४ अन्वये आयुक्त, बृहन्मुंबई महानगरपालिका यांनी दिनांक २३.१.२०१७ रोजीचे पत्रान्वये सादर केलेप्रमाणे जोखीम आधारित (Risk based) इमारत परवानगी मंजूरीच्या प्रक्रियेच्या सादर आदेशाच्या दिनांकापासून अंमलात येतील असे निदेश दिलेले आहेत ;

आणि ज्याअर्थी, शासन नगर विकास विभागाचे असेही मत झालेले आहे की. सार्वजनिक हित विचारात घेता यासंदर्भात उक्त विनियमामध्ये यासोबतच्या परिशिष्टामध्ये नमूद असलेप्रमाणे तातडीने सुधारणा करणे आवश्यक आहे(यापुढे याचा उल्लेख "प्रस्तावित फेरबदल " असा करणेत आलेला आहे) ;

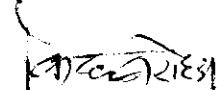
आता त्याअर्थी, उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता आणि उक्त अधिनियमाच्या कलम ३७ च्या पोट कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून, शासन याद्वारे प्रस्तावित फेरबदलाविषयी उक्त अधिनियमाच्या कलम ३७, पोट कलम (१कक) चे खंड(क) नुसार कोणत्याही व्यक्तीकडून सादरची सूचना शासन राजपत्रामध्ये प्रसिध्द झालेल्या दिनांकापासून एक महिन्याचे मुदतीमध्ये सूचना/हरकती मागविण्यासाठी, सूचना प्रसिध्द करीत आहे.

शासनाकडून असेही कळविणेत येत आहे की, प्रस्तावित फेरबदलाविषयी कोणत्याही हरकत/सूचना शासन राजपत्रात सादर सूचना प्रसिध्द झाल्याच्या दिनांकापासून एक महिन्याच्या आत उपसंचालक, नगर रचना, बृहन्मुंबई यांचेकडे इन्सा हटमेंटस, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४००००१ या कार्यालयाचे पत्त्यावर पाठविण्यात याव्यात. उपसंचालक, नगर रचना, बृहन्मुंबई यांच्याकडे सादरच्या कालावधीत प्राप्त होणा-या हरकती/सूचना यावर उक्त अधिनियमाच्या कलम ३७च्या पोट कलम (१कक) अन्वये कार्यवाही करण्यात येईल आणि प्रस्तावित फेरबदलास उक्त अधिनियमाचे कलम ३७(१कक) च्या खंड (ग) अन्वये शासनाची मान्यता प्रलंबित असेपर्यंत शासनाने दिनांक २ मार्च २०१७ रोजीच्या उक्त अधिनियमाच्या कलम १५४ अन्वये दिलेले निदेश अंमलात राहतील.

सादर फेरबदलाची सूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in या वेबसाईटवर प्रसिध्द करण्यात आली आहे.



महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.


(किशोर द. गिरोल्लाल)
शासनाचे सह सचिव.

परिशिष्ट

(सूचना क्र. टिपीबी ४३१७ / १०९/प्र.क्र. १४/२०१७/ नवि-११, दिनांक २२ मार्च २०१७ सोबतचे परिशिष्ट)

A new Regulation is proposed to be inserted as follows:-

Risk based building permission procedure

ANNEXURE- I

Approvals of Building / structure, based on Risk Based categorization for Fast Tracking Approval.

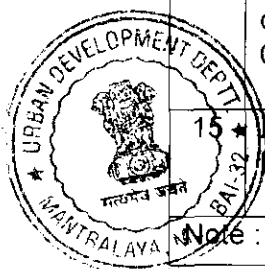
1. **LOW RISK BASED APPROVAL** :- Risk Based Building proposal approval for proposed Residential, commercial, industrial buildings/structures on vacant land, as per risk based classification matrix given in Table – A, below:-

TABLE- A

Sr. No.	Parameters/ Category.	Low Risk	Moderate Risk
1	Plot status	Vacant	Vacant
2	Type of structure/building	Ground storied	Ground & one(1) storied
3	Height of proposed Building/Structure -mts.		
a	Residential	2.75 mts. To 3.90 mts.(Single Building)	Above 3.90 mts and up to 7.80 mts.(Single building)
b	Commercial, Non-residential	3.00 mts. to 3.90 mts.(Single Building)	Above 3.90 mts and up to 7.80 mts.(Single building)
c	Industrial	3.60 mts.to 4.20 mts.(Single Building)	Above 4.20 mts and up to 8.40 mts.(Single building)
4	Total Built Up Area(Counted in FSI)	Up to 500.00 sqmt.	More than 500.00sqmt up to 1000.00 sqmt.
5	Front open spaces	4.50 mts	4.50 mts.
6	Side open spaces	1/3 rd of building height, with minimum of 3.60 mts for residential building, 4.50 mts for commercial building .The minimum open space shall be 4.50 mts	1/3 rd of building height, with minimum of 3.60 mts for residential building, 4.50 mts for commercial building The minimum open space shall be 4.50 mts & 6.00 mts in city and elsewhere, respectively.



		&6.00 mts in city and elsewhere respectively.	
7	Basement.	Without Basement. No podium	Without Basement. No podium
8	Parking adequacy	Adequate.	Adequate.
9	Tree cutting.	Not permitted.	Not permitted
10	Tree replantation.	Not permitted	Not permitted
11	Reservations on plot.	Shall not be under any reservation	Shall not be under any reservation.
12	Type of structure	RCC. Steel frame structure for Industrial building/structure may be considered	RCC. Steel frame structure for Industrial building/structure may be considered
13	Civil Aviation Height permissibility.	As per CCZM plan.	As per CCZM plan.
14	Heritage Structure / Heritage precinct.	Shall not be Heritage structure or in precinct.	Shall not be Heritage structure or in precinct.
15	Experience Criteria for Architect /L.S. for granting Building Completion Certificate cum Occupation Completion Certificate.	Architect registered with Council of Architect /L.S. registered with MCGM	Architect registered with Council of Architects/L.S. registered with MCGM & have obtained at least 10 Occupation Completion Certificate/ Building Completion Certificate or both
15	Prohibited, restricted, buffer zones/ regulations	Shall not be affected by any buffer zone/Restricted Zones.	
Note : - plans shall be in consonance with provisions of Development Control Regulations.			



2. Procedure

Architect/ License Surveyor (L.S.) (Architect registered with Council of Architecture & License Surveyor registered with MCGM) are empowered to grant provisional approval with conditions to the building proposal plans for Residential building/structure as categorised as **Low Risk & Moderate Risk** in Table –A given above, subject to the following,

- i. The proposal shall be on vacant plot only and shall not affect by any buffer zone/s such as MMRDA, MRDA, Railways, Defense, CRZ, etc.
- ii. The proposal shall comprised of Notice u/s 337/342 of MMC Act, 1888 & application u/s 44/69 of MR&TP Act, 1966, in format prescribed by Municipal Commissioner, along with documents, undertakings required for the proposal as per regulation & prepared by Municipal Commissioner, time to time. All the

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documents shall be signed by the Architect /L.S. confirming with the original documents.(Annexure-I)

- iii. The work shall be supervised by the Architect/L.S. and ensure that the same is carried out as per the approval.
- iv. Confirmation of ownership of premises / land in the name of applicant.
- v. The building proposal for the proposed building shall be as per the provisions of Development Control Regulation.
- vi. The Building proposal approval shall be given directly in the form of Commencement certificate for entire proposed work at once as mentioned in clause xvii
- vii. Architect/L.S. shall check the plinth of the approved building/structure and submit the certificate to that effect to the commissioner, before starting the super structure work of the building/structure.
- viii. Architect/L.S. shall issue the provisional approved plans & approval letters with digital signature.
- ix. The approval of building proposal will be inclusive of all type of approvals, such as, amended plan approval, commencement certificate, Building Completion certificate cum occupation certificate, for proposed building/structure, after completion of work in all respect, as per the criteria specified in Table-A above.
- x. Architect/L.S. appointed for the proposal shall submit the periodic site progress & inspection report to the MCGM as desired by the Commissioner, time to time.
- xi. On completion of work Architect/L.S. shall submit the Building completion certificate to the MCGM for the proposed building/structure. Thereafter, Architect/L.S., shall issue the BCC cum Occupation certificate, as required as per the provision of Acts, to the proposed building/structure.
- xii. Architect/L.S. shall submit site inspection report along with photographs/video clips, at stages, viz :- While submitting the building proposal, after completion of plinth work, first floor level, second floor/terrace floor level and finally at the time of submitting Building completion certificate.
- xiii. It will be the responsibility of Architect/L.S., site Supervisor & structural Engineer appointed for the proposed development, jointly or severally to ensure that the work is carried out as per the approval only, any deviation required during the construction shall be approved by Architect/L.S. before execution only.
- xiv. The remarks, completion, design required for the internal infrastructure facilities such as ,Storm water ,drain, Plumbing, Mechanical & electrical facilities,STP, Parking mauverability,etc. within the plot shall be certified by the qualified consultants appointed by the applicant.
- xv. The proposal shall be essentially process though online building proposal approval system only.
- xvi. All documents shall be digitally certified by Architect /L.S.



- xvii. The junior most Officer at ward level, authorized by Municipal Commissioner Shall grant formal approval and commencement certificate under Section 45 of Maharashtra Regional and Town Planning Act, 1966, within 10 days.

ANNEXURE-II

➤ Documents required to be submitted along with proposals.

- 1) Notice u/s 337/342 of MMC Act, 1888 in prescribed format & application u/s 44/69 of MR&TP Act, 1966 along with complete set of plans (15 sets or as required in) as prescribed in the regulation 5(2) of DCR-1991, indicating therein the prominent roads, landmarks in the neighborhood near the site under reference on the location plan as well as block plan.
- 2) Form of supervision by Architect. / Licensed Surveyor (L.S.)/structural Engineer / Site Supervisor in the prescribed proforma.
- 3) ULC Clearance if necessary.
- 4) Property Register Card in words and in the name of applicant , issued along with City Survey Plan/True Extract.
- 5) Triangulation calculation for area of the plot, & Architect/L.S.'s certificate for area of the plot as prescribed in regulation 5(3 (ii) (c) of DCR-1991.
- 6) Owner/applicants' affidavit for area of the plot.
- 7) Certified copy of General Body Resolution of Society wherever applicable or as the conditions may be.
- 8) In case of GOVT. / MCGM land, NOC from Collector/Concern Authority of Govt. /Estate dept. of MCGM.
- 9) Survey Remarks & or B form from T.P.
- 10) In case plot is to be developed by deriving a "Right of Way", a registered agreement from the concerned owner.
- 11) Copy of approved layout /sub-division/amalgamation along with terms & conditions.
- 12) In case of no cutting of trees, Self-certification by Consultants & Developer for the same along with plan showing the details of tree on plot duly certified by both Architect/L.S. & Developer.
- 13) Formation level of Roads from E.E.(Roads.) dept.
- 14) Invert level of nearby Manhole from E.E. (Sewerage Operation) dept.
- 15) Invert level remarks from E.E. (S.W.D.) dept. /Survey Remarks.
- 16) Nalla Remarks from E.E. (S.W.D.) Dept., wherever required.
- 17) Digitally signed, appointment and acceptance of all consultants appointed by developer, such as,
 - a) Structural Engineer.
 - b) Site Supervisor.
 - c) Licensed Plumber (SWD, Water, SP).
 - d) Public Health Consultant (Rain Water Harvesting/PCO/SWM).
 - e) Mech. & Elect. Consultant.
 - f) Road Construction.



- g) Fire Safety.
- h) Traffic/parking.
- i) Horticulturist.

18) Digitally signed, Remarks, design, planning, etc. from the respective consultant for the following.


- a. Third party certification parking arrangement and maneuverability.
- b. Internal SWD.
- c. Internal Water works and Rain water Harvesting.
- d. Internal Drainage Works.
- e. Internal Mechanical & Electrical.
- f. Structural design & plan showing the structural details for the proposed building.
- g. Detail Plan & Design for Sewerage Treatment Plant from consultant, wherever required.
- h. Internal Road.
- i. Horticulture
- j. Solid Waste Management Plan.

19) Registered comprehensive undertaking/declaration from the developer agreeing to the Terms & Conditions of the approval

20) Copies of plan showing Demarcation for Regular /sanctioned/proposed lines and reservations through A.E.(Survey) jointly with DILR.

21) Identification proforma with PAN Card of Applicant, all consultants, Architects/L.S.




(Kishor D. Girolia)
Under Secretary to Government.